



Building Consistency Meeting

Residential

Date 2/05/2014 Recorder and minutes prepared by: Jay Garbus/Lon McSwain

Staff present: On File

Public present: Charles Sofinonski (M/I Homes); Kenny Childers (Cornerstone Builders); Ryan Meevwesen (M/I Homes) Dave Reynolds (BFS); Eric Wagner, Brian Hall (Classic Homes); Scott McCracken (Ryan Homes); Thomas Nunez

1. Basement wall insulation requirements (table review) - Table N 1102.1, R13 is requires for the basement.

**TABLE N1102.1
INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT^a**

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT ^b U-FACTOR	GLAZED FENESTRATION SHGC ^{b, e}	CEILING R-VALUE ^k	WOOD FRAME WALL R-VALUE ^e	MASS WALL R-VALUE ⁱ	FLOOR R-VALUE	BASEMENT ^c WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	CRAWL SPACE ^c WALL R-VALUE
3	<u>0.35</u>	0.65	0.30	30	13	5/10	19	10/13 ^f	0	5/13
4	0.35	0.60	0.30	38 or 30 cont. ^j	15 13 + 2.5 ^h	5/10	19	10/13	10 ^d	10/13
5	0.35	0.60	NR	38 or 30 cont. ^j	15, 13 + 5, or 15 + 3 ^{e, h}	13/17	30 ^g	10/13	10 ^d	10/13

For SI: 1 foot = 304.8 mm.

a. R-values are minimums. U-factors and SHGC are maximums.

b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.

c. "10/13" means R-10 continuous insulated sheathing on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall or crawl space wall.

2. Slab wire support installation - Chair supports R506.2.4 is for reinforcement only. For shrinkage none required. R506.2.4 Reinforcement support. Where provided in slabs on ground, reinforcement shall be supported to remain in place from the center to upper one third of the slab for the duration of the concrete placement.



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3. Staples used in wall bracing - R602.10.1 cannot be allowed in exterior wall only interior walls. If used staples and no engineered design cannot use.

- NCRC 2012 the connection criteria for fastening WSP and CS-WSP in Table R602.10 .1, references Table R602.3(3) which does not have staples. They **would not** be allowed for the new NCRC 2012.
- IRC 2012 Table R602.10.4 Bracing notes for WSP and CS-WSP Table R602.3(3) for exterior sheathing (No staple method.) and Tables R602.3(1) and R602.3(2) for interior bracing only (Has staples), so 2012 IRC **would allow.**

4. Requirements for residential sales office in a house - can have 2 permits and have ADA bathroom outside or in the house and accessible to the office. Parking must comply with accessibility.

Permit requirements (2 ways to permit):

1. Structure can be permitted all at one time -total heated square footage
2. Separate permits – (Note: a permit would be required to convert back to a garage.

If structure is permitted as having a garage then a second permit will be required to change that garage area to a sales center (Supplemental permit). This would mean that there would be 2 frame, 2 insulation and 2 final inspections on this site. Inspection request on both permits would need to be called for.

Requirements:

- 1 Van Accessible parking space with signage (8' parking, 8' access isle) access isle should be paved and must be marked to clearly
- Access walkway 4' wide, ramps and any handrails if needed.
- Entrance door and all interior doors inside the sales office area must be 3/0 with lever handles and entrance door must have low profile threshold.
- 1 accessible bathroom facility either inside the office space or home with accessible route or an accessible porta-jon can be provided for the duration of the sales center usage. Location of the porta-jon and its access should be discussed with inspector. Only the areas being used as the sales office are required to be accessible to customers and staff



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(Kitchens and bedrooms are not required to be accessible unless utilized by the occupants. Any concerns about meeting these requirements at a specific jobsite should be discussed with area field inspector prior to installation)

5. Plans on site - Can read the plans in order and not torn up. They also have to be accessible. Highlight or tab pages if plans are for more than one house. Has to be in a place that can be readily seen or in plan box. No objections from contractors at the meeting.

6. Termite certification letters - Need letter uploaded at final. New contractor let them know to upload the work with for the that in the past record of any treatment. problems with several houses document of treatment.

document and them. Reason requirement is there was no type of There were termites in with no termite

New Construction Subterranean Termite Soil Treatment Record

OMB Approval No. 2502-0525
(exp. 11/30/2008)

This form is completed by the licensed Pest Control Company

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This information is mandatory and is required to obtain benefits. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

Section 24 (CFR 200.0025-5)(3) requires that the site for HUD insured structures must be free of termite hazards. This information collection requires the builder to certify that an authorized Pest Control company performed all required treatment for termites, and that the builder guarantees the treated area against infestation for one year. Builders, pest control companies, mortgage lenders, homebuyers, and HUD as a record of treatment for specific homes will use the information collected. The information is not considered confidential.

This report is submitted for informational purposes to the builder on proposed (new) construction cases when soil treatment for prevention of subterranean termite infestation is specified by the builder, architect, or required by the lender, architect, FHA, or VA.

All contracts for services are between the Pest Control Operator and builder, unless stated otherwise.

Section 1: General Information (Treating Company Information)

Company Name: _____
Company Address _____ City _____ State _____ Zip _____
Company Business License No. _____ Company Phone No. _____
FHAVA Case No. (if any) _____

Section 2: Builder Information

Company Name _____ Phone No. _____

Section 3: Property Information

Location of Structure (s) Treated (Street Address or Legal Description, City, State and Zip) _____
Type of Construction (More than one box may be checked) ☐ Slab ☐ Basement ☐ Crawl ☐ Other _____
Approximate Depth of Footing: Outside _____ Inside _____ Type of Fill _____

Section 4: Treatment Information

Date(s) of Treatment(s) _____
Brand Name of Product(s) Used _____
EPA Registration No. _____
Approximate Final Mix Solution % _____
Approximate Size of Treatment Area: Sq. ft. _____ Linear ft. _____ Linear ft. of Masonry Voids _____
Approximate Total Gallons of Solution Applied _____
Was treatment completed on exterior? ☐ Yes ☐ No
Service Agreement Available? ☐ Yes ☐ No
Note: Some state laws require service agreements to be issued. This form does not preempt state law.

Attachments (List) _____

Comments _____

Name of Applicator(s) _____

Certification No. (if required by State law) _____
The applicator has used a product in accordance with the product label and state requirements. All treatment materials and methods used comply with state and federal regulations. _____

Authorized Signature _____ Date _____

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Form NPCA-99-B may still be used

form HUD-NPCA-99-B (04/2003)



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7. Pull down stairs insulation - pull down stairs need to have R5 rating and must be displayed. Need documentation on site if you cannot see rating.





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8. Can you use lag bolts for a deck? - No

9. Requirement for mold? - No requirements as of this time.

Talk by Mr. Dan Lutz, Knauf Insulation, on Closed Crawlspcace for 1 hour.

**WE STRIVE TO PROVIDE EXCELLENT PLAN REVIEW AND INSPECTIONS WITH
OUTSTANDING CUSTOMER SERVICE**

Approved By Lon McSwain Date 02/06/2014